

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11603 JOLLYVILLE ROAD FROM LIMITED
3 OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR)
4 DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL
5 OVERLAY (GR-MU-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited office (LO) district and neighborhood commercial
11 (LR) district to community commercial-mixed use-conditional overlay (GR-MU-CO)
12 combining district on the property described in Zoning Case No. C14-2007-0082, on file at
13 the Neighborhood Zoning and Planning Department, as follows:
14

15 A 1.57 acre tract of land, more or less a portion of Lot 1, out of the Jollyville
16 North, a Subdivision in Travis County, Texas, the tract of land being more
17 particularly described by metes and bounds in Exhibit "A" incorporated into this
18 ordinance (the "Property"),
19

20 locally known as 11603 Jollyville Road, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30

31 B. The following uses are prohibited uses of the Property:
32

33 Automotive sales
34 Automotive rentals
35 Pawn shop services
36
37

Automotive repair services
Automotive washing (of any type)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

Exhibit A

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 1.57 ACRES OF LAND, BEING A PORTION OF LOT 1, JOLLYVILLE NORTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82 PAGE 35 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found in the Northeast right-of-way line of Jollyville Road for the most Westerly corner of Lot 1, Jollyville North, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 35 of the Plat Records of Travis County, Texas, and for the most Southerly corner of Lot 3, Block A, Covert/183 Subdivision Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 294 of the Plat Records of Travis County, Texas, and from which a 1/2" iron rod found for the most Southerly corner of said Lot 1 bears S 45 deg. 22' 57" E 165.86 ft.;

THENCE leaving the Northeast right-of-way line of Jollyville Road with the Southeast line of said Lot 3, N 24 deg. 04' 34" E 128.15 ft. to a point for the most Westerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Southeast line of said Lot 3, N 24 deg. 04' 34" E 369.35 ft. to a 1/2" iron rod found in the Southwest line of Lot 1, Block A, of said Covert/183 Subdivision Section Two, for the most Northerly corner of said Lot 1, Jollyville North, and for a Northeasterly angle corner of said Lot 3, and being the most Northerly corner of this tract;

THENCE with the Northeast line of said Lot 1, Jollyville North, S 63 deg. 01' 49" E at 178.99 ft. passing a 1/2" iron rod found for the most Southerly corner of Lot 1 and the most Westerly corner of Lot 2, Block A, of said Covert/183 Subdivision Section Two, and continuing with the same bearing for a total distance of 182.27 ft. to a 1/2" iron rod found for the most Easterly corner of said Lot 1, Jollyville North, and being the most Easterly corner of this tract;

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1.57 ACRES

THENCE with the Southeast line of said Lot 1, Jollyville North, S 26 deg. 52' 34" W 421.15 ft. to a point for the most Southerly corner of this tract;

THENCE crossing the interior of said Lot 1, Jollyville North, N 45 deg. 22' 57" W 172.43 ft. to the **PLACE OF BEGINNING**, containing 1.57 acres of land.

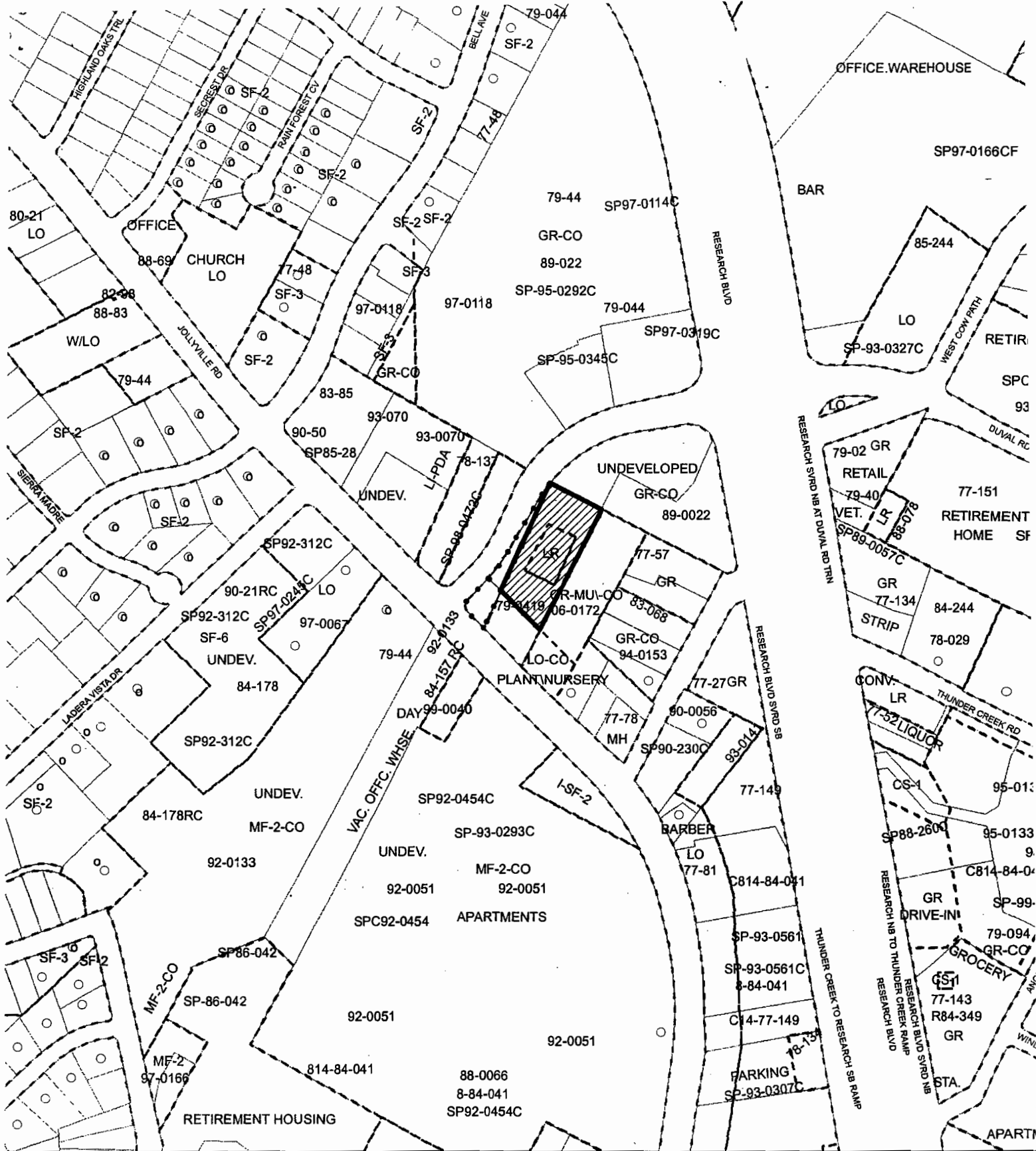
PREPARED: May 29, 2007.



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying sketch



ZONING Exhibit B



- Subject Tract
- Zoning Boundary
- Pending Cases

ZONING CASE#: C14-2007-0082
ADDRESS: 11603 JOLLYVILLE RD
SUBJECT AREA: 1.57 ACRES
GRID: J35
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.